PROJECT SUMMARY

ADDRESS: 2638 NW 64TH ST SEATTLE, WA 98107

OWNER: VANN LANZ

VANN LANZ 8015 SE 60TH ST MERCER ISLAND, WA 98040

ARCHITECT: B9 ARCHITECTS, INC. 610 2ND AVENUE SEATTLE, WA 98104

TEL. 206.297.1284

LEGAL DESCRIPTION: LEARY ADD TO BALLARD

PLat Block: 1 Plat Lot: 21

APN: 424290-0115

SDCI PROJECT #: TBD

PLOT PLAN NOTES

01. PROPOSED BOUNDARY CREATED BY SHORTPLAT
02. 5' WIDE PEDESTRIAN ACEES EASEMENT PER SMC 23.53.025

ZONING SUMMARY

FACADE LENGTH

FREQUENT TRANSIT

ZONE LR1 (M) MHA

URBAN VILLAGE BALLARD

TOTAL LOT AREA 4,429 SF

FLOOR AREA RATIO SMC 23.45.510 TABLE A

LR1: ROWHOUSE: FAR OF 1.3 APPLIES FOR ZONES WITH AN MHA SUFFIX

DENSITY SMC 23.45.512 LOT "A"

LOT "A" 1 UNIT PER 1300 SF 1400 SF/1300 SF = 1 UNIT

LOT "B"

NO LIMIT FOR ROWHOUSE DEVELOPMENT ON LOTS GREATER THAN 3,000 SF

SETBACKS: SMC 23.45.518 LOT "A"

FRONT: 7 ' AVG., 5' MIN.

SIDE: FOR FACADES 40' OR LESS IN LENGTH: 5' MIN. REAR: 0

LOT "B"

FRONT: 5' MIN. SIDE: FOR FACADES 40' OR LESS IN LENGTH: 3'-6" MIN.

REAR: 7 ' AVG., 5' MIN.

SMC.23.45.527 THE MAXIMUM C

THE MAXIMUM COMBINE LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65

PERCENT OF THE LENGTH OF THAT LOT LINE

FACADE WIDTH SMC.23.45.527
LR1; NO LIMIT FOR ROWHOUSE DEVELOPMENT

STRUCTURE HEIGHT SMC 23.45.514 HEIGHT LIMIT: 30'-0"

PARKING PER 23.54.015. TABLE B

REQUIRED ACTUAL EXISTING 0 1 PROPOSED 0 4

YES

ACCESS ALLEY

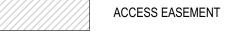
PLOT PLAN LEGEND



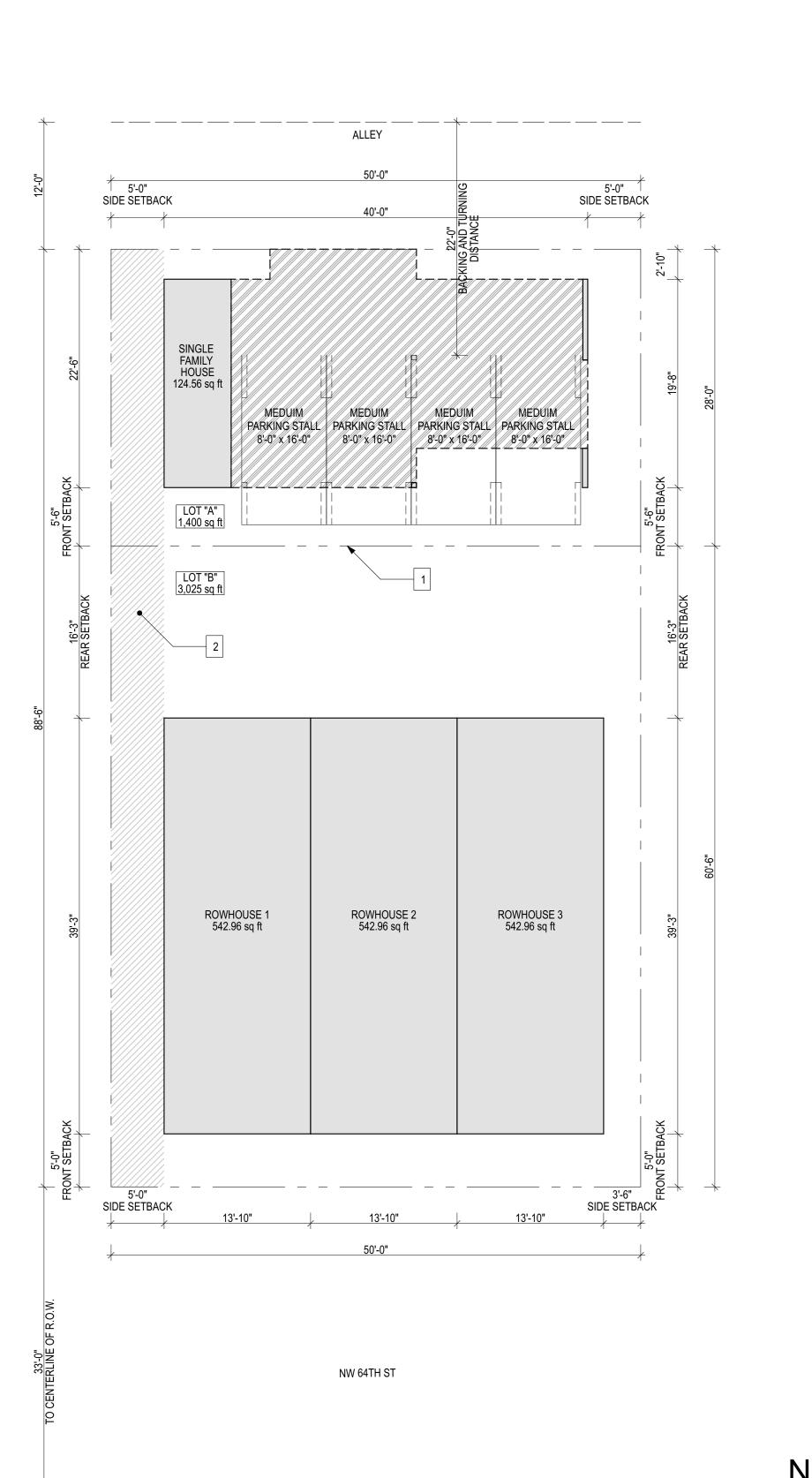
NEW BUILDING FOOTPRINT



CANTILEVERED FLOOR SPACE ABOVE GRADE



GROSS AREAS ALL UNITS			
UNIT	STORY	AREA	
ROWHOUSE 1	•		
	FIRST FLOOR	542.96	
	SECOND FLOOR	392.24	
	THIRD FLOOR	466.88	
		1,402.08 sq ft	
ROWHOUSE 2		·	
	FIRST FLOOR	542.96	
	SECOND FLOOR	391.51	
	THIRD FLOOR	466.88	
		1,401.35 sq ft	
ROWHOUSE 3			
	FIRST FLOOR	542.96	
	SECOND FLOOR	392.24	
	THIRD FLOOR	466.88	
		1,402.08 sq ft	
SF HOUSE			
	FIRST FLOOR	130.35	
	SECOND FLOOR	728.72	
	THIRD FLOOR	767.90	
		1,626.97 sq ft	
		5,832.48 sq ft	



Architect of Record

b9 architects

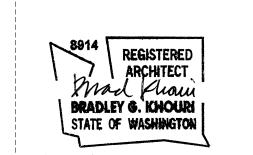
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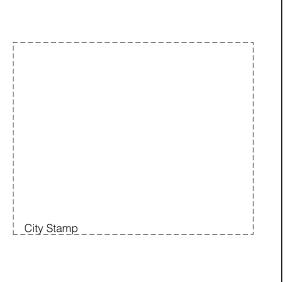
2638 NW 64th St

Location: 2638 NW 64th St Seattle, WA 98107

SDCI Number: #Pln



Issue ID	Issue Name	<u>Date</u>	
	Preliminary Application	2019.07.24	
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Pre-App Site Plan

A1.10

